



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** PZRZ12-00006  
**Application Type:** Rezoning  
**CPC Hearing Date:** May 3, 2012  
**Staff Planner:** Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

**Location:** 10151 Montana Avenue  
**Legal Description:** A portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, City of El Paso, El Paso County, Texas  
**Acreage:** 24.35 acres  
**Rep District:** 2  
**Existing Zoning:** C-4 (Commercial)  
**Existing Use:** Vacant  
**Request:** From C-4 (Commercial) to M-1 (Light Manufacturing)  
**Proposed Use:** Sun Metro Operations and Maintenance Facility

**Property Owner:** City of El Paso  
**Representative:** Quantum Engineering Consultants, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-4/ (Commercial) / Vacant  
**South:** C-1/sc (Commercial/special contract) / Vacant and Beer Depot; C-3/c (Commercial/condition)/Vacant and Parking Lot; C-4/c/sc (Commercial, condition/special contract)/ Automobile Sales; C-4 (Commercial)/ Ponding Area, Warehouse/Distribution Center  
**East:** C-4/ (Commercial) / Vacant and EPWU Facility  
**West:** C-4/ (Commercial) / Vacant

**PLAN EL PASO DESIGNATION:** O-7 – Urban Expansion (Central and East Planning Area)

**NEAREST PARK:** Cork Park (2,180 feet)

**NEAREST SCHOOL:** Edgemere Elementary (4,096 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Planning Division verified that there are no registered neighborhood associations in the area.

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 21, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from C-4 (Commercial) to M-1 (Light Manufacturing) to allow for a Sun Metro operations and maintenance facility. The subject property is included in the Airport's Master Plan for industrial development. Access to the subject property is proposed from Montana Avenue.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from C-4 (Commercial) to M-1 (Light Manufacturing). The rezoning request is compatible with the surrounding land uses and Plan El Paso land use designations. The predominant land use in the area is manufacturing and heavy commercial.

### **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning submitted on or after adoption of Plan El Paso shall demonstrate compliance with the following criteria:

O-7 – Urban Expansion: Developable land currently owned by the City of El Paso that is master-planned for potential urban expansion using Smart Growth principles. The seven open-space sectors are applied to land that is not currently part of the El Paso’s urban economy. In contrast, the nine growth sectors are applied to urbanized or urbanizing land.

The purpose of the M-1 (Light Manufacturing) district is to provide locations for light-intensity industries involving manufacturing, assembling, distribution, and warehousing. It is intended that the districts will serve the entire city and will permit supporting commercial uses. The regulations of the districts are intended to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.

### **COMMENTS:**

#### **Planning Division**

Planning Division does not object to the proposed rezoning request, but has the following comments to be addressed at the time of permitting:

1. Driveways shall comply with the commercial and industrial standards.
2. Sidewalks shall be provided for the site.

Notes:

1. The site is located along the Montana Rapid Transit System (RTS) corridor. Coordination of bus stops and bus pull in bays shall be coordinated with Sun Metro.
2. Deceleration lanes and access to Montana shall be coordinated and approved by TxDOT.
3. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

#### **Engineering & Construction Management Services Department – Plan Review**

No comments received.

#### **Engineering & Construction Management Service Department - Land Development**

Standard Comments:

ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*

Grading plan and permit shall be required.\*

Storm Water Pollution Prevention Plan and/or permit required.\*

Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.\*

The property shall be subject to On-Site Ponding.

The Applicant shall coordinate with TxDOT for access and drainage on Montana.

The Subdivision is within Flood Zone A15,B,and C-“Areas of minimal flooding” – Panel # 480214 0036B, dated October 15, 1982.

\* This requirement will be applied at the time of development.

#### **Fire Department**

Zoning request does not adversely affect the fire department.

#### **Sun Metro**

No comments received.

## **El Paso Water Utilities**

We have reviewed the zoning change request reference above and provide the following comments:

1. EPWU does not object to this request.
2. EPWU has been coordinating with Quantum engineering consultant incorporated (QEC) regarding the existing 36-inch raw water flow main line. Quantum engineering has agreed to protect the line throughout the duration of construction by properly “bridging” over the entire length of pipe within the construction zone. QEC will instruct the General Contractor to field located and “pot-hole” the raw water main line throughout the limits of the project. QEC will instructed the Contractor to “flag” the existing water flow main and provide cement stabilized backfill from twelve inches above the pipe to four feet above the pipe. However if the cover over the existing main be greater than four feet, no cement stabilization will be required.
3. Montana Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Montana Avenue right-of-way requires written permission from TxDOT.

### **Water:**

4. There is an existing 36-inch diameter raw water flow main extending along a 40-foot PSB easement within the subject property. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
5. There is an existing 30-inch diameter raw water flow line along Montana Avenue about 45-ft north of the southern property line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
6. There is an existing 12-inch diameter raw water flow line along Montana Avenue approximately 25-ft north of the southern property line.
7. There is an existing 24-inch diameter water main along Montana Avenue that is available for service, the water main is located approximately 80-ft south from the center line of the right-of-way. The Owner/Developer is responsible for any necessary main extension cost.
8. There is an existing 8-inch diameter water main along Carnegie Avenue that is available for service. Said main connects to an existing 20-inch water main at the intersection of Frontage Road and Carnegie Avenue. The Owner/Developer is responsible for any necessary main extension cost.

### **Sanitary Sewer:**

9. There is an existing 8-inch diameter sanitary sewer main along Montana Avenue that is available for service, the sewer main is located approximately 96-ft north from the center line of the right-of-way. The Owner/Developer is responsible for any necessary main extension cost.

### **General:**

10. All easements dedicated for public water and/or sanitary sewer facilities are to comply with the El Paso Water Utilities-Public Service Board (EPWU-PSB) Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24-hours a day, seven (7) days a week.
11. The Owner/Developer shall refrain from constructing rock walls, signs, or any structure that will interfere with the access to the easements.
12. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

## **CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.

2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

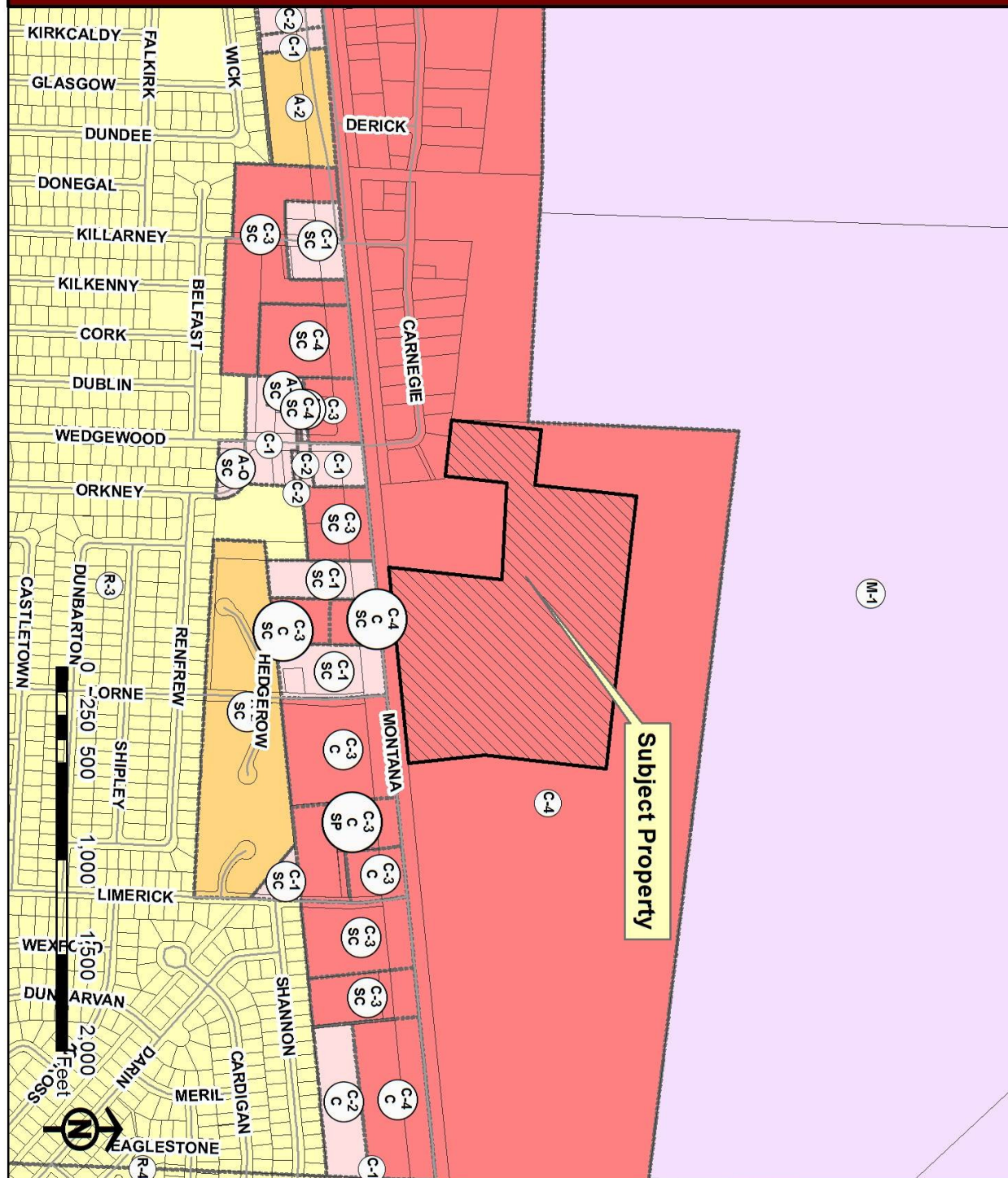
**Attachments:**

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

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ATTACHMENT 2: AERIAL MAP

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# ATTACHMENT 3: CONCEPTUAL SITE PLAN

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